

**CITY OF HANOVER
ECONOMIC DEVELOPMENT AUTHORITY MEETING
JUNE 15, 2023**

Call to Order

Chair Bartels called the regular EDA meeting of June 15, 2023 to order at 8:03 a.m. Present were members Todd Bartels, Tony Ross, Jessica Johnson, Tom Dierberger and MaryAnn Hallstein. Absent were Ted Zrust and Brian Dismang. Also present was City Administrator Jennifer Nash and Katie Kangas of the Minnesota Design Team.

Approval of Agenda

A motion was made by Ross and seconded by Johnson to **approve the agenda as presented**. All in favor. Motion carried.

Approval of Minutes from May 18, 2023 Regular Meeting

A motion was made by Dierberger and seconded by Johnson to **approve minutes of May 18, 2023 as presented**. All in favor. Motion carried.

Approval of Accounts Payable and Financial Reports

Johnson noted the two loans are current, and the approved contribution for Harvest Festival occurred. A motion was made by Johnson and seconded by Dierberger to **approve the Accounts Payable and Financial Reports as presented**. All in favor. Motion carried.

Citizen's Forum

None

Unfinished Business

- Minnesota Design Team (MDT)- Preparation for Upcoming Visit

Hallstein noted the next step in the Design Team process has been scheduled – a brainstorming session on June 17th at 5:30pm. Kangas spoke about this piece of the process that attempts to get groups talking about the project, receive some more feedback and start discussions about positive features of Hanover and how community members could see those being leveraged towards shared goals.

Members discussed community groups in town and how to get the widest spread of interests and demographics possible. Kangas noted a group of about 20 is recommended for this part of the process so that the conversation is manageable. Groups and representatives were suggested from churches, historical society, services organizations, City boards, key commercial property owners, businesses, school district, partner park districts and neighborhoods in all areas of the community. Staff will locate emails for all of these folks and distribute an invitation as soon as possible including note to invite another representative if individual is unable to attend.

Members discussed a survey component of the MDT process. Members Ross, Johnson and Dierberger volunteered to work on drafting questions and creating an online submittal format. Nash noted information on this survey could be included in the upcoming quarterly newsletter if ready in the next couple of weeks.

EDA members discussed action items on the agenda for this meeting including the contract for MDT, payment of up-front half of contract costs totalling \$3,750 and authorization of rental of Hanover Elementary facilities for September 15-16 due to the City Hall facility already being rented for these days to outside parties.

A motion was made by Hallstein and seconded by Dierberger to approve the 3 action items listed above and authorize expenses of up to \$5,000 for food and other incidentals associated with the upcoming MDT visit. All in favor. Motion carried.

- SWOT Analysis

Another task of the MDT process is a SWOT analysis where the visit committee is asked to brainstorm strengths, weaknesses, opportunities and threats for Hanover and provide this information back to the MDT team ahead of their visit. EDA as the sponsoring group for the visit conducted this analysis.

Strengths:

- Two great restaurants
- Elementary school
- Careful financial prioritization/strategic investments
- Family friendly neighborhoods – “good trick or treating” neighborhoods
- Rich history
- Historic bridge and river
- Quality of life – low crime
- Some industrial and commercial
- Volunteering at schools, food shelf, paid on-call fire department
- Grade-separated trails
- Parks including access to County parks at Beebe, Riverside and Crow Hassan Park

Weaknesses:

- Not many activities for kids & teens
- Minimal affordable/starter housing available
- Crossing 19 as biker
- Located in 2 counties – duplication of work
- County 19 dividing
- Outsourced development review process/staffing
- Lack of commercial and industrial
- Disconnect between old and new residents, urban and rural types (traditional lot and large lot)
- Parking issues/debate in downtown
- No grocery store
- Nowhere to enjoy the river other than on the bridge

Opportunities:

- New pickleball courts and other activities
- Connecting to the Crow River
- Park land utilization working with partner groups – Three Rivers and Wright County. New trail section and trailhead planned w/Wright County
- Downtown
- 19 reconstruction project coming

- Connecting bike trail system more – show vision
- Corridor beautification
- Developable commercial and residential properties available for sale currently
- Consider rezoning opportunities and/or possible updating to fit with MDT results/vision
- Possible addition of golf course allowance?
- Charging stations
- Proactive communication strategies
- More new energy and volunteers with new growth coming in
- Work with St. Michael more – build on connections already happening
- Add more communication of resources available to Hanover residents from partner agencies including St. Michael, park districts, others

Threats:

- County 19 road separates community
- Corridor project doesn't feature strengths of the community
- Outsources contracts for City services
- Two counties – edge of Hennepin so get ignored
- Communication barriers with residents – social media gossip/misinformation
- Future expense of low density construction
- Traffic coming in from outside – passing through but Hanover not benefiting
- Environmental regulations preventing development ideas – ie. riverside properties, wetland adjacent properties
- Change in ownership possibility for key properties

EDA Board and Staff Reports

- Hallstein – noted Council has authorized hiring of a position at city hall to help with increased service needs and help EDA and Council to receive support for achieving goals.
- Ross – noted he is currently looking at ideas to expand his business and invited Council Members to sit in on upcoming meetings with consultants to observe process from his point of view.

Adjournment

MOTION by Johnson to adjourn at 9:33 a.m., seconded by Hallstein. **Motion carried unanimously.**

ATTEST:

Jennifer Nash, City Administrator